

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/TKO/134**  
关于申请编号 A/TKO/134 的拟议用途/发展的概括发展规范

|   |  |   |                                     |
|---|--|---|-------------------------------------|
| Application No.<br>申请编号                                   | A/TKO/134  |   |                                     |
| Location/address<br>位置／地址                                 | Stage II/III Landfill, Area 105, Tseung Kwan O<br>将军澳第 105 区第二／三期堆填区   |   |                                     |
| Site area<br>地盘面积   | About 约 46,500 sq. m 平方米 (Includes Government Land of about 包括政<br>府土地约 46,500 sq. m 平方米)                                    |   |                                     |
| Plan<br>图则  | Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/32<br>将军澳分区计划大纲核准图编号 S/TKO/32   |   |                                     |
| Zoning<br>地帶  | “Open Space”, “Green Belt” and “Other Specified Uses” annotated “Industrial Estate”<br>「休憩用地」、「绿化地帶」及「其他指定用途」注明「工业邨」         |   |                                     |
| Applied use/<br>development<br>申请用途/发展                    | Proposed Place of Recreation, Sports or Culture (Public Riding School) with Ancillary<br>Facilities<br>拟议康体文娱场所(公众骑术学校)连附属设施 |   |                                     |
| Gross floor area<br>and/or plot ratio<br>总楼面面积及／<br>或地积比率 |  | sq. m<br>平方米  | Plot ratio<br>地积比率                  |
|   | Domestic<br>住用   | About 约 200   | -                                   |
|   | Non-domestic<br>非住用  | About 约 8,800   | -                                   |
| No. of block<br>幢数  | Domestic<br>住用   | 2   |                                     |
|   | Non-domestic<br>非住用  | 15  |                                     |
|   | Composite<br>综合用途  | -   |                                     |
| Building height/No.<br>of storeys<br>建筑物高度／<br>层数         | Domestic<br>住用   | About 约 4.8<br>About 约 16.7 - 18.5<br>1   | m 米<br>mPD 米(主水平基准上)<br>Storey(s) 层 |
|   | Non-domestic<br>非住用  | Lower Platform 低层平台<br>About 约 6.0 - 7.0<br>Middle Platform 中层平台<br>About 约 6.0 - 7.7<br>Upper Platform 高层平台<br>About 约 5.0 - 7.7 | m 米                                 |

|  |  |  |               |
|--|--|--|---------------|
|  |  | Lower Platform 低层平台<br>About 约 11.5 - 15.9   | mPD 米(主水平基准上) |
|  |  | Middle Platform 中层平台<br>About 约 46.3 - 48.2  |               |
|  |  | Upper Platform 高层平台<br>About 约 144.8 - 148.1 |               |
|  |  | 1  | Storey(s) 层   |
| Composite<br>综合用途  |  | -  | m 米           |
|  |  | -  | mPD 米(主水平基准上) |
|  |  | -  | Storey(s) 层   |
| Site coverage<br>上盖面积  |  | About 约 20.9 %                               |               |
| No. of units<br>单位数目   |  | -  |               |
| Open space<br>休憩用地   | Private 私人   | -  | sq. m 平方米     |
|  | Public 公众  | -  | sq. m 平方米     |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停车位及上落客货<br>车位数目 | Total no. of vehicle spaces 停车位总数  |  | 89            |
|  | Private Car Parking Spaces 私家车车位   |  | 58            |
|  | Motorcycle Parking Spaces 电单车车位  |  | 4             |
|  | Accessible Car Parking Spaces 残疾人士专用泊车位                                    |  | 8             |
|  | Golf Cart Parking Spaces 高尔夫球车泊车位  |  | 14            |
|  | Coach Parking Spaces 旅游巴士泊车位   |  | 2             |
|  | Shuttle Parking Spaces 穿梭巴士泊车位   |  | 3             |
|  |  |  |               |
|  | Total no. of vehicle loading/unloading (L/UL) bays/lay-bys<br>上落客货车位／停车处总数 |  | 7             |
|  | L/UL Spaces for operational need for horses 运马车车位                          |  | 2             |

\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

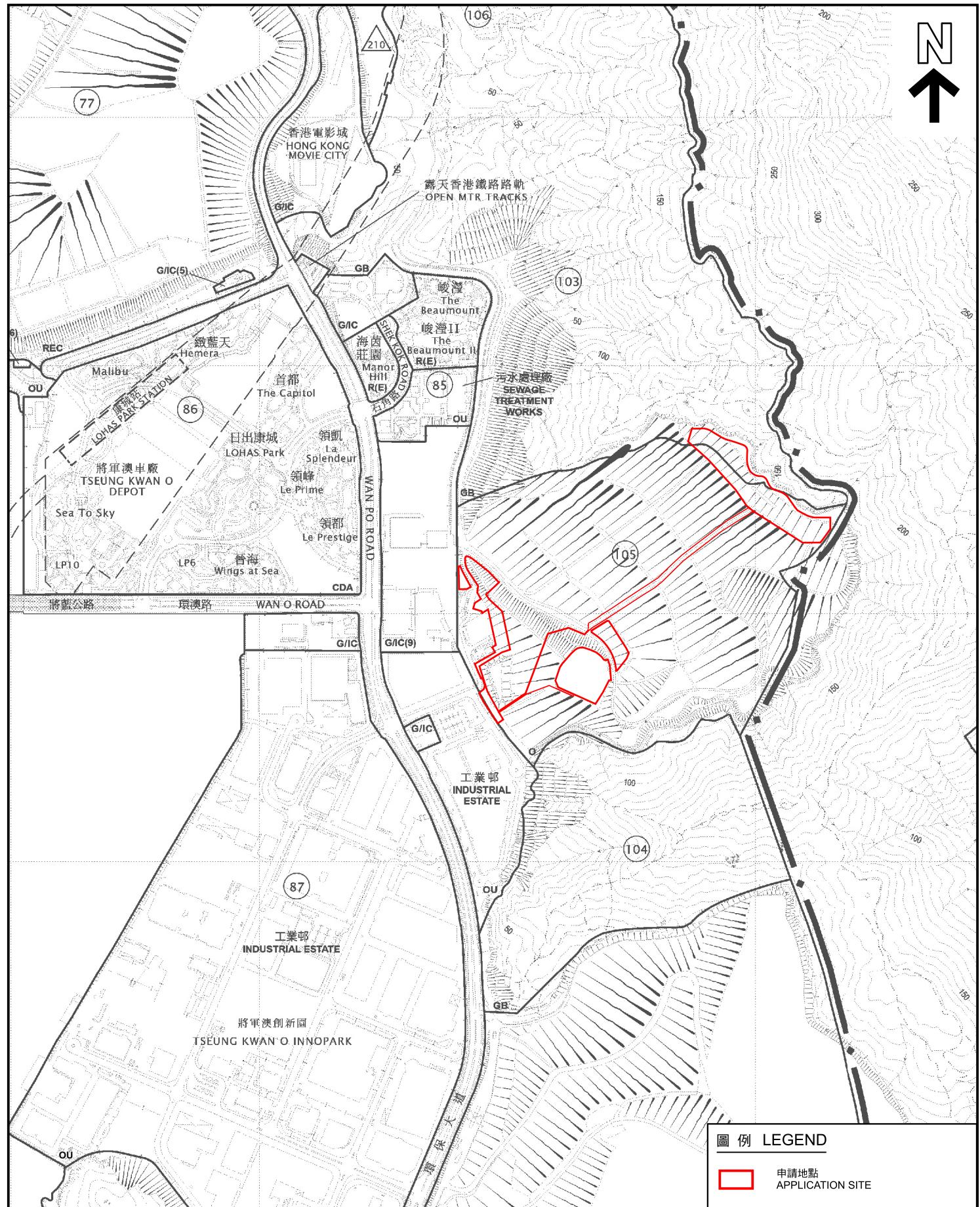
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

| Submitted Plans, Drawings and Documents 提交的图则、绘图及文件                                      |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | Chinese<br>中文            | English<br>英文                       |
| <b>Plans and Drawings 图则及绘图</b>  |                          |                                     |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 楼宇位置图  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 楼宇平面图  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sectional plan(s) 截视图  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Elevation(s) 立视图   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 显示拟议发展的合成照片                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Others (please specify) 其他 (请注明)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Artist Impression 构想图</u>   |                          |                                     |
| <b>Reports 报告书</b>   |                          |                                     |
| Planning Statement / Justifications 规划纲领 / 理据  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 环境评估 (噪音、空气及／或水的污染)        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就车辆的交通影响评估                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影响评估                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Visual impact assessment 视觉影响评估  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Landscape impact assessment 景观影响评估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 树木调查   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Geotechnical impact assessment 土力影响评估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影响评估  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sewerage impact assessment 排污影响评估  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Risk Assessment 风险评估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他 (请注明)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Landscape Master Plan and Tree Preservation and Removal Proposal 园境设计总图及树木保育及移除建议</u> |                          |                                     |
| <u>Water Supply Study 供水研究</u>   |                          |                                     |
| <u>Geotechnical Planning Review Report 岩土工程规划检讨报告</u>                                    |                          |                                     |

Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号

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本摘要圖於2026年2月10日擬備，  
所根據的資料為於2025年9月30日  
核准的分區計劃大綱圖編號S/TK0/32

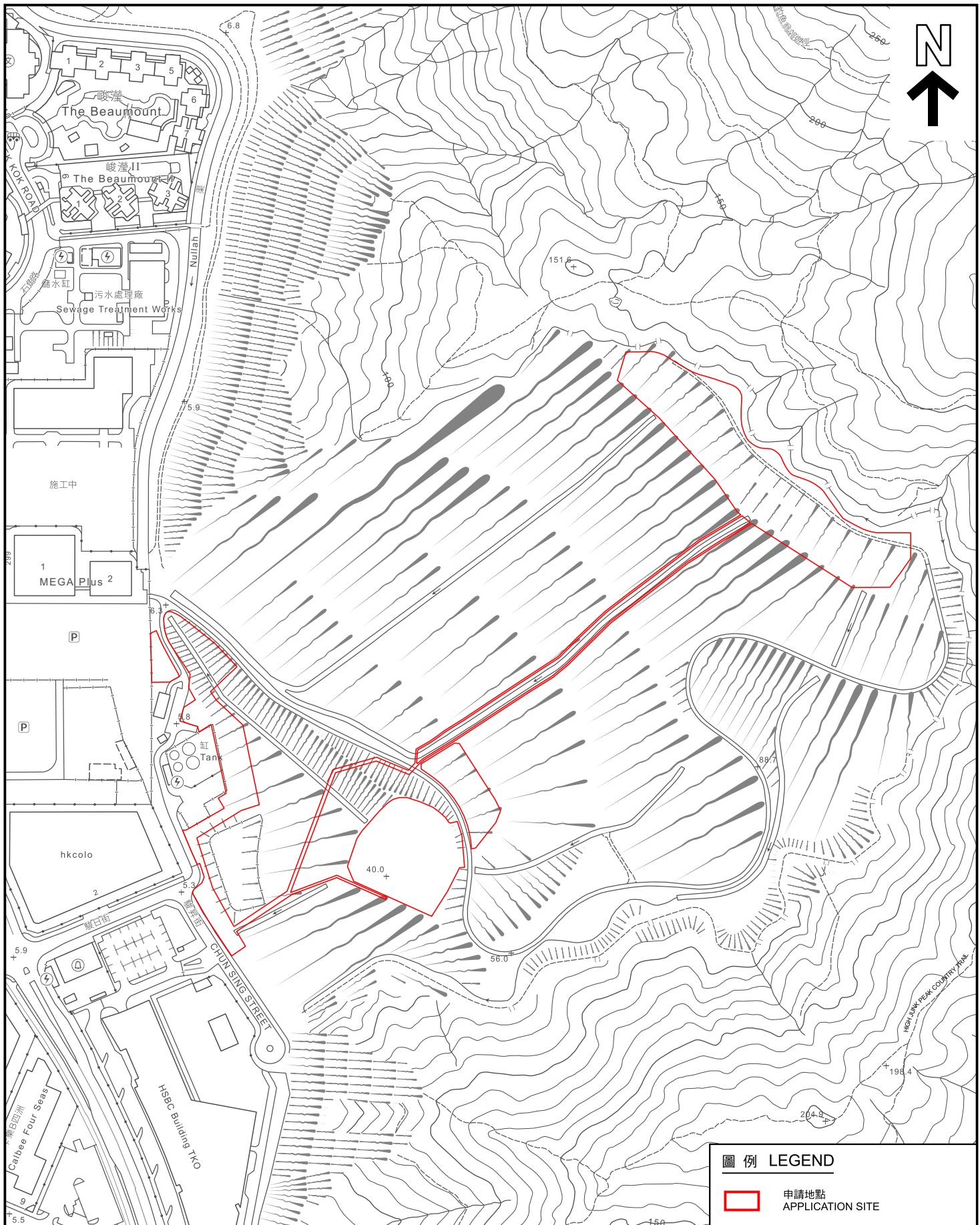
**EXTRACT PLAN PREPARED ON  
10.2.2026 BASED ON OUTLINE ZONING  
PLAN No. S/TKO/32 APPROVED ON  
30.9.2025**

## 位置圖 LOCATION PLAN

SCALE 1 : 10 000 比例尺

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
A/TKO/134



本摘要圖於2026年2月10日擬備，  
所根據的資料為測量圖編號12-SW-A

EXTRACT PLAN PREPARED ON  
10.2.2026 BASED ON SURVEY SHEETS  
No. 12-SW-A

## 平面圖 SITE PLAN

SCALE 1 : 5 000 比例尺  
METRES 100 0 100 200 METRES

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
A/TKO/134